083.0	0001	0013.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	979,100	/	979,100
USE VALUE:	979,100	/	979,100
ASSESSED:	979,100	/	979,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	-48	PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAUT PAVAS
Owner 2:	
Owner 3:	
Street 1:	46 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	REAGAN CAROL S/MADELINE J -
Owner 2:	-
Street 1:	46 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 2406 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	559,100		420,000	979,100
Total Card	0.138	559,100		420,000	979,100
Total Parcel	0.138	559,100		420,000	979,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.94 | /Parcel: 406.94

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	51776
GIS Ref	
GIS Ref	
Insp Date	09/18/18

!6746!

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0001-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	559,100	0	6,000.	420,000	979,100		Year end	12/23/2021
2021	104	FV	534,900	0	6,000.	420,000	954,900		Year End Roll	12/10/2020
2020	104	FV	535,000	0	6,000.	420,000	955,000	955,000	Year End Roll	12/18/2019
2019	104	FV	403,200	0	6,000.	414,000	817,200	817,200	Year End Roll	1/3/2019
2018	104	FV	403,200	0	6,000.	318,000	721,200	721,200	Year End Roll	12/20/2017
2017	104	FV	379,500	0	6,000.	300,000	679,500	679,500	Year End Roll	1/3/2017
2016	104	FV	379,500	0	6,000.	276,000	655,500	655,500	Year End	1/4/2016
2015	104	FV	340,600	0	6,000.	258,000	598,600	598,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:25:01

LAST REV

Date	Time
06/21/19	08:23:48
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6746

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REAGAN CAROL S	67436-425		6/15/2016		760,000	No	No		
REAGAN JOHN M-C	48207-5		9/22/2006	Family	1	No	No		
	15835-36		10/1/1984		159,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2019	410	Re-Roof	9,000	C				
4/23/2012	581	Solar Pa	18,750	C				
12/29/2011	1902	Alterati	16,000	C				REMOVE LB WALL/INS
11/6/2006	958	Redo Kit	40,000			G8	GR FY08	bath remodel also
11/26/2001	883	Redo Bat	8,000	C				REMODEL BATH
8/3/1998	517	Re-Roof	2,400					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2018	Inspected	CC	Chris C
3/8/2017	SQ Returned	EMK	Ellen K
7/19/2016	Sales Review	PT	Paul T
6/17/2013	Info Fm Prmt	EMK	Ellen K
1/5/2009	Meas/Inspect	163	PATRIOT
4/27/2007	Permit Visit	BR	B Rossignol
4/24/2000	Inspected	276	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	51776
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13431728
Const Adj.:	0.99495000
Adj $ / SQ:	203.146
Other Features:	141500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	686866
Depreciation:	127757
Depreciated Total:	559109

COMMENTS

641-4523.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	

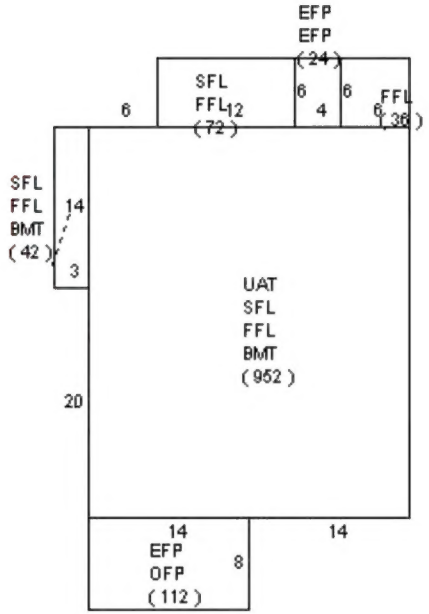
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
1	4	2	
Totals			
2	10	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,102	203.150	223,867
SFL	Second Floor	1,066	203.150	216,554
BMT	Basement	994	60.940	60,578
UAT	Upper Attic	238	142.200	33,844
EFP	Enclos Porch	160	44.020	7,043
OFP	Open Porch	112	31.070	3,480

Net Sketched Area:	3,672	Total:	545,366
Size Ad	2168	Gross Area	4386	FinArea	2406
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	203.15
Special Features:	0	Val/Su Net:	152.26
Final Total:	559100	Val/Su SzAd	257.89

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

083.0-0001-0013.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	